

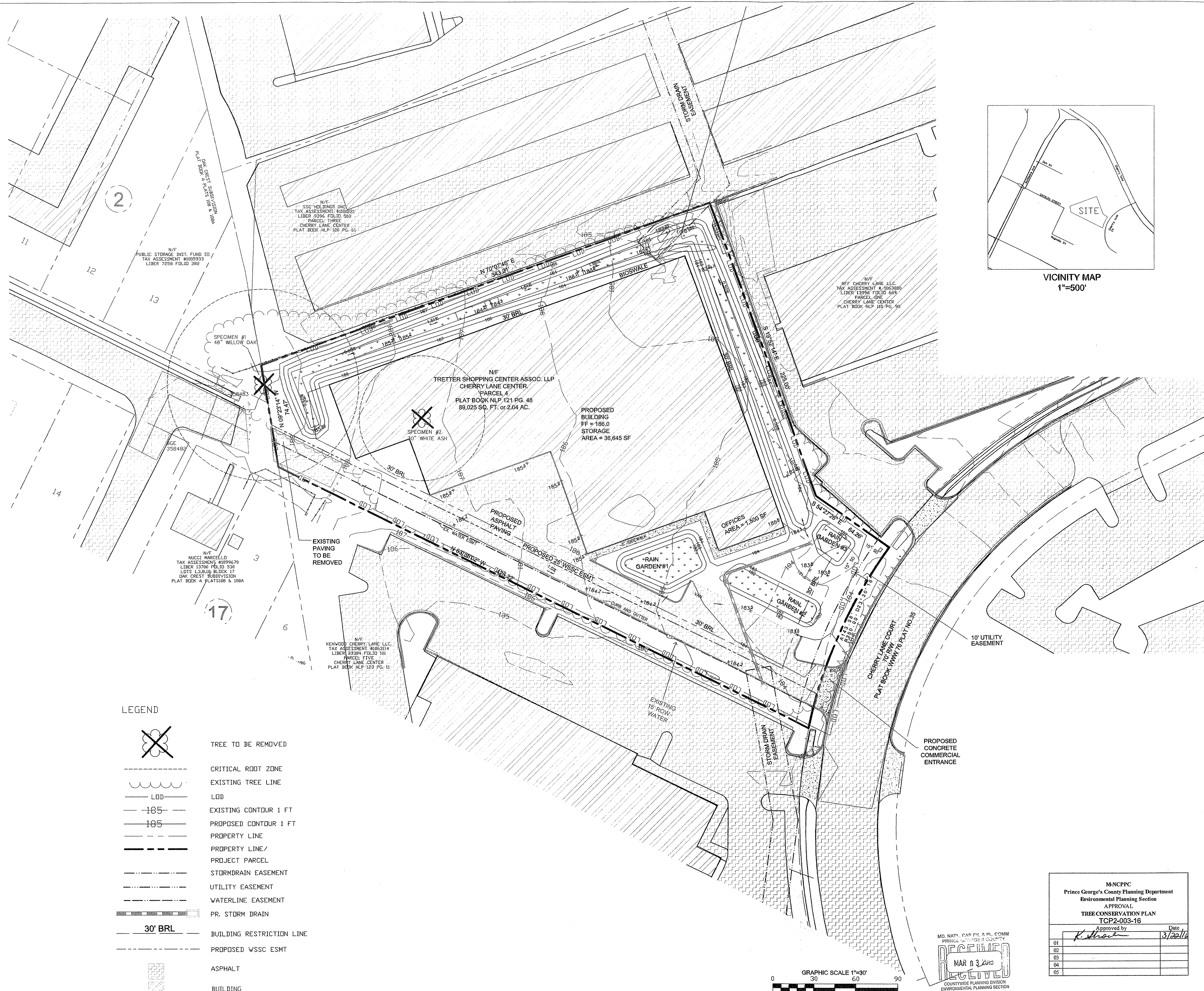
GENERAL NOTES:

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR NRI-229-15.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$50.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITS, INSPECTION AND ENFORCEMENT SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN ENVIRONMENTAL STRATEGY AREA 2 OF PLAIN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPMENT TIERS) AND IS ZONED I-1.
7. THIS SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2020, SECTION 25-11.7 (G).

WOODLAND CONSERVATION WORKSHEET

Woodland Conservation Worksheet for Pineo George's County			
Zone:	1/1		
Gross Tract:	2.04		
Floodplain:	0.00		
Previously Dedicated Land:	2.04		
Net Tract (NTA):	0.00	0.00	0.00
Property Description or Subdivision Name: Is this site subject to the 1989 Ordinance? Restoration Requirement Reduction Questions Is this one (1) single family (s.f.) or (n) Are there any TOP approvals which include a combination of this lot and/or other lots. (y/n) Is this a Mitigation Bank Break-even Point (preservation) = Clearing permitted w/o restoration =			
	N		
	N		
	N		
	0.61	acres	
	1.23	acres	
Woodland Conservation Calculations:		Net Tract (acres)	Floodplain Impacts (acres)
Existing Woodland		1.84	0.00
Woodland Conservation Threshold (NTA) =	15.00%	0.31	
Smaller of a or b		0.31	
Woodland above WCT		1.53	
Woodland cleared		1.84	0.00
Smaller of d or e		0.39	
Clearing above WCT (0.25 : 1) replacement requirement		0.39	
Clearing below WCT (2:1 replacement requirement)		0.31	
Abatement Threshold (AT%) =	15.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		1.00	
Woodland Conservation Provided:		(acres)	
Woodland Preservation		0.00	
Abatement / Restoration		0.00	
Area approved for fee-in-lieu		0.00	
Credits for Off-site Mitigation on another property		1.00	\$0.00
Off-site Mitigation (preservation) being provided on this property		0.00	
Off-site Mitigation (abatement) being provided on this property		0.00	
Total Woodland Conservation Provided		1.00	
Area of woodland not cleared		0.00	acres
Woodland retained not part of requirements:		0.00	acres

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION RATING	CONDITION COMMENTS	PROPOSED STATUS
1	Willow Oak	<i>(Quercus phellos)</i>	46	Good	Double trunk, some poison ivy vines	Remove
2	White Ash	<i>(Fraxinus americana)</i>	30	Good	Bent trunk, some poison ivy cover	Remove

[illegible]

Signature: David Merkey 2/26/16
Date
David Merkey, PhD, PWS, Qualified Professional
Greenman-Pedersen, Inc.
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Annapolis Junction, MD 2070
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M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP2-003-16	
Approved by	Date
<i>K. Shaw</i>	3/22/11
01	
02	
03	
04	
05	

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

PROJECT NAME: CHERRY LANE COURT STORAGE FACILITY

PROJECT NUMBER: 229-15

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

TYPE 2 TREE CONSERVATION PLAN
SIFEN SELF STORAGE FACILITY
CHERRY LANE COURT

PRINCE GEORGE'S COUNTY

(LAUREL MD)

LAUREL ELECTION DISTRICT No. 10

SCALE: 1" = 30'
FEB. 2016
GPI PROJ. No. 2015071.04
SHEET 1 OF 1

[illegible]

ENGINEER/PLANNER/LANDSCAPE ARCHITECT

GPI GREENMAN-PEDERSEN, INC.
ENGINEERING AND CONSTRUCTION SERVICES
10977 Guilford Road, Annapolis Junction, MD, 20701
D.C. Metro. 301.470.2772 Balt. 410.880.3055
Fax 301.490.2649 WWW.GPINET.COM

OWNER/DEVELOPER/APPLICANT:

<u>APPLICANT</u>	<u>OWNER</u>
SIFEN, INC. 500 CENTRAL DRIVE, SUITE 106 VIRGINIA BEACH, VA 23454	TRETTET SHOPPING CTR 600 ST. ANDREWS LANE SILVER SPRING, MD 20901

OWNER

TRETTETTER SHOPPING CTR
600 ST. ANDREWS LANE
SILVER SPRING, MD 20901